

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 2, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-36423 – REVIEW OF CONDITION – SITE

**DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: BELL REAL ESTATE
COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. Conformance to the conditions of approval of the Site Development Plan Review (SDR-21141) and all other site related actions as required by the Planning and Development Department and Department of Public Works, except as amended herein.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/09/07, except as amended by conditions herein or by subsequent Review of Condition.
3. Change Condition #3 in its entirety to read, “Right-of-Way improvements in accordance with the Downtown Centennial Plan Streetscape Standards shall be incorporated into the site plan comprised of a minimum five-foot wide amenity zone and 10-foot wide unobstructed sidewalk along Industrial Road. (2) A total of eight handicapped accessible parking spaces for the automotive repair component shall be incorporated into a revised site plan.”
4. Change Condition #4 I its entirety to read, “A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include the following changes from the conceptual site/landscape plan: (1) Provide zero 15-foot tall shade trees spaced 30-feet on center within the amenity zone.”

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site has a Limousine/Taxi Service with an approved Site Development Plan Review (SDR-21141) for a 401,140 square-foot, 79-foot tall parking structure with an 80,000 square-foot Auto Repair Garage (Major) , first floor office, and 1,015 space parking garage. The applicant is requesting a Review of Condition # 3 section (1), and Condition #4 of the previously approved Site Development Plan Review (SDR-21141) to delete the requirements to comply with the Downtown Centennial Plan Streetscape Standards by eliminating the requirement of all 15 trees along Industrial Road within the amenity zone. The applicant believes the trees are an obstruction to safe site visibility for vehicles entering and/or exiting the garage.

The Planning and Development Department met with the Department of Public Works to discuss the concerns brought forth by the applicant regarding the Sight Visibility Restriction Zone (SVRZ) for the subject site. LVMC 18.12.210 requirements were reassessed and adjusted to expand the SVRZ, thereby eliminating a total of seven (7) trees (three on the south side and four (4) on the north side of the amenity zone) that could possible affect safely entering/exiting the parking garage. Staff is recommending denial of this request, as LVMC 18.12.210 requirements for the SVRZ do not expand over the entire amenity zone.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission recommended approval on 01/26/06.
07/12/06	The City Council approved a request for a Site Development Plan Review (SDR-11676) for a proposed 25,906 square-foot Auto Repair Garage (Major), 1 1,208 space-parking garage and a waiver of the Downtown Centennial Plan setback requirement on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road. The Planning Commission recommended approval on 06/08/06.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/20/07	The City Council approved a request for a Major Modification (SDR-21141) to an approved Site Development Plan Review (SDR-11676) for a proposed 401,140 square-foot, 79-foot tall Parking Structure with an 80,000 square-foot Auto Repair Garage (Major), first floor office, and 1,015-space parking garage and a waiver of the zero foot front setback requirement on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road. The Planning Commission recommended approval on 05/24/07.
<i>Related Building Permits/Business Licenses</i>	
07/20/01	A business license (T02-00026) was issued for a Limousine Service at 2030 Industrial Road.
11/27/06	A building permit (768800) was issued to demolish the entire building at 2114 Industrial Road for a future parking garage. The permit was finalized on 02/11/07.
07/25/08	Plan Check C-0047-07 was issued for a six-story parking garage at 2000 Industrial Road. All departments approved the plans on 03/16/09.
01/27/09	A building permit (132329) was issued for a trash enclosure at 2000 Industrial Road. The permit is still open.
02/23/09	A building permit (7003068) was issued for a six-story parking garage at 2000 Industrial Road. The permit is still open.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.77

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Limousine Service	LI/R (Light Industry/Research)	M (Industrial)
North	Parking Garage	LI/R (Light Industry/Research)	M (Industrial)
South	Retail Establishment	LI/R (Light Industry/Research)	M (Industrial)
East	Offices and Retail Establishments	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
West	Offices and Retail Establishments	LI/R (Light Industry/Research)	M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Las Vegas Redevelopment Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject site has a Limousine/Taxi Service with an approved Site Development Plan Review (SDR-21141) for a 401,140 square-foot, 79-foot tall parking structure with an 80,000 square-foot Auto Repair Garage (Major) , first floor office, and 1,015 space parking garage. The applicant is requesting a Review of Condition # 3 section (1), and Condition #4 of the previously approved Site Development Plan Review (SDR-21141) to delete the requirements to comply with the Downtown Centennial Plan Streetscape Standards by eliminating the requirement of all 15 trees along Industrial Road in the amenity zone for safety reasons.

DOWNTOWN CENTENNIAL PLAN STREETSCAPE REQUIREMENTS	ORIGINAL APPROVAL	MODIFICATION PER STAFF FOR VISIBILITY	CURRENT REQUEST
15- 36" trees *	15 Trees (36" box)	8 Trees (36" box)	Zero (0) Trees 141- 5 gallon shrubs 21- 1 gallon shrubs

* The Downtown Centennial Plan Streetscape for north-south streets requires 36-inch box trees at 15 to 20 feet intervals (no requirements for shrubs). Where perimeter landscape is required along interior lot lines, the minimum requirement is one 24-inch box tree every 20 feet on center with four (5) gallon shrubs per each required tree.

FINDINGS

The Planning and Development Department met with the Department of Public Works to discuss the concerns brought forth by the applicant regarding the Sight Visibility Restriction Zone (SVRZ) for the subject site. LVMC 18.12.210 requirements were reassessed and adjusted to expand the SVRZ. Staff reviewed the previous requirements of the streetscape and agreed to eliminate a total of seven (7) trees (three (3) to the south and four (4) to the north of the entrance/exit) that fall within the new SVRZ to protect sight visibility for entering/exiting

vehicles, but does not support the applicant's request to delete all 15 trees; therefore is recommending denial of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 132

APPROVALS 0

PROTESTS 0